

2627

BOOK 100 PAGE 125

State of Alabama }
Shelby County }

Know All Men By These Presents,

That in consideration of One Dollar and the love and affection we have for our children DOLLARS:

to the undersigned grantor J. W. McCullers and wife, Velma McCullers.

in hand paid by Thelma Sewell and W. W. Sewell

the receipt whereof is acknowledged we the said J. W. McCullers and wife, Velma McCullers

do grant, bargain, sell and convey unto the said Thelma Sewell and W. W. Sewell

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Commence at the northeast corner of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West and run south 88 degrees west, 116 feet to an iron pin on the west line of the Columbian-Chelsea paved road to the point of beginning of the land herein conveyed; thence continue south, 88 degrees west, 864 feet to an iron pin; thence south, 2 degrees 30 minutes east, 273 feet; thence north, 88 degrees east, 987 feet, more or less, to an iron pin on the west line of said paved road; thence along same north, 29 degrees 30 minutes west, 255 feet, more or less to the point of beginning.

TO HAVE AND TO HOLD Unto the said Thelma Sewell and W. W. Sewell

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 24th day of April, 1954.

WITNESSES:

J. W. McCullers (Seal.)
Velma McCullers (Seal.)
Velma McCullers (Seal.)

State of ALABAMA }
SHELBY COUNTY }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that J. W. McCullers and wife, Velma McCullers whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April 1954

Martha B. Joiner As Notary Public

Filed in the office of the Probate Judge on the 26 day of April 1954 at 1 o'clock
M. and recorded in Book 166 Page 125 this 29 day of April 1954.
Deed Tax - 50 Mortgage Tax - has been paid.
L.C. Walker, Judge of Probate